

Municipal Clerk
Atlanta, Georgia

05- 0-0866

AN ORDINANCE
BY:

Z-05-34
Date Filed: 4-12-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps **848 Confederate Avenue, S.E. (rear)** be changed from the R-5 (Two Family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 22, 14th District, Fulton County, Georgia being more particularly described by the attached legal description.

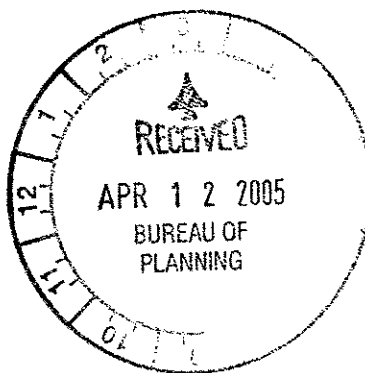
SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

All that tract or parcel of land lying and being in Land Lot 22, 14th District, of Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southerly right of way of Delmar Avenue (50 foot right of way) and the easterly right of way of Confederate Avenue (50 foot right of way);
thence along said right of way of Confederate Avenue South 00 degrees 26 minutes 13 seconds West, a distance of 99.52 feet to a point;
thence leaving said right of way South 85 degrees 09 minutes 19 seconds East, a distance of 199.87 feet to a 3/4" crimped top pipe found;
said point being the POINT OF BEGINNING;
thence South 84 degrees 17 minutes 01 seconds East, a distance of 47.15 feet to a 5/8" rebar set;
thence South 83 degrees 58 minutes 30 seconds East, a distance of 73.00 feet to a 5/8" rebar set;
thence South 86 degrees 01 minutes 13 seconds East, a distance of 72.61 feet to a 5/8" rebar set;
thence South 00 degrees 09 minutes 33 seconds West, a distance of 247.02 feet to a 5/8" rebar set;
thence North 79 degrees 13 minutes 00 seconds West, a distance of 199.50 feet to a point;
thence North 01 degrees 26 minutes 03 seconds East, a distance of 65.67 feet to a 1/2" open top pipe found;
thence North 00 degrees 57 minutes 37 seconds East, a distance of 49.44 feet to a 3/8" rebar found;
thence North 01 degrees 14 minutes 51 seconds East, a distance of 56.67 feet to a 5/8" rebar found;
thence North 01 degrees 02 minutes 32 seconds East, a distance of 55.37 feet to a 3/4" crimped top pipe found;
said point being the POINT OF BEGINNING.
Said tract or parcel containing 45,888 square feet or 1.05 acres.



L-05-34